

APPENDIX H

PLANS AND POLICIES

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This appendix lists in full the plans and policies discussed in Chapter 5. Plans and policies in jurisdictions where the cable passes entirely through existing conduit are not listed below. As explained in Chapter 5, cable installation in these jurisdictions would be consistent with existing plans and policies regarding use of existing utility corridors.

City and County of San Francisco

Policies listed below are from the Master Plan of the City and County of San Francisco (San Francisco County 1995), which also serves as the Local Coastal Plan.

The Great Highway

Objective 2: Redesign the Great Highway to Enhance its Scenic Qualities and Recreational Use

Policy 2: Maintain the landscaped recreational corridor adjacent to the development at the former Playland-at-the-Beach site to provide a link between Golden Gate Park and Sutro Heights Park.

Ocean Beach

Objective 6: Maintain and Enhance the Recreational Use of San Francisco's Ocean Beach Shoreline

Policy 1: Continue Ocean Beach as a natural beach area for public recreation.

Policy 3: Keep the natural appearance of the beach and maximize its usefulness by maintaining the beach in a state free of litter and debris.

Santa Cruz County

Policies listed below are from the Santa Cruz County General Plan and Local Coastal Program (County of Santa Cruz 1994).

Goal Land Use and Development Framework

Objective 2.1 Urban/Rural Distinction

To preserve a distinction between urban and rural areas of the County, to encourage new development to locate within urban areas and discourage division of land in rural areas; and to achieve a rate of residential development

1 which can be accommodated by existing public services and their reasonable
2 expansion, while maintaining economic, social, and environmental quality.

3 Policy 2.1.1: Delineating Urban Areas. Designate on the General Plan
4 and Local Coastal Program (LCP) Land Use and Facilities Maps an Urban
5 Services Line (USL) and a Rural Services Line (RSL) to clearly delineate
6 areas appropriate for future urban density development; and to define
7 the boundary between areas with limited services and full urban services.
8 Program the timing and location of public service extensions to support
9 projected levels of development and to maintain economic, social, and
10 environmental quality. Coordinate public service planning with cities,
11 special districts, and Local Agency Formation Commission (LAFCO).

12 Policy 2.1.3: Maintaining a RSL. Maintain a RSL to serve as a distinct
13 boundary between rural areas and existing enclaves with urban densities.
14 Prohibit the expansion of the RSL.

15 Policy 2.1.4: Siting of New Development. Locate new residential,
16 commercial, or industrial development, within, next to, or in close
17 proximity to existing developed areas with adequate public services and
18 where it will not have significant adverse effects, either individually or
19 cumulatively, on environmental and natural resources, including coastal
20 resources.

21 Policy 2.1.5: Urban Development in Watsonville Sphere of Influence.
22 Support extension of urban services adjacent to the City of Watsonville
23 only in conjunction with annexation by the city. Prohibit subdivision of
24 lands outside the USL and in the Watsonville Sphere of Influence until
25 annexation, unless the division would not adversely affect the City's
26 General Plan affordable housing goals, and is determined to be of an
27 overriding public benefit.

28 Policy 2.1.6: Public Services Adequacy. Consider the adequacy of public
29 service capacity (including without limitation sewer, water, roads), public
30 school capacity, terrain, access, pattern of existing land use in the
31 neighborhood, unique circumstances of public value, location with
32 respect to regional or community shopping and other community
33 facilities; access to transportation facilities including transit, rail, bicycle,
34 and pedestrian facilities; and parcel size in the surrounding area in
35 determining the specific density to be permitted for individual projects
36 within each residential density range, as appropriate.

37 Policy 2.1.9: Urban and Rural Growth Rates. Maintain growth rates for
38 Urban and Rural portions of the County (as defined by the USL).
39 Encourage residential development to locate within existing urban areas
40 where adequate levels of public services exist. Discourage new
41 development and divisions of land in urban and rural areas, where such
42 public services are not available and where the impact on environmental
43 resources cannot be mitigated.

Policy 2.1.10: Annual Limitation of Building Permits. Control the County's rate of growth through an annual limitation on the approval and issuance of building permits. Allow exemptions from the building permit allocation quotas for residential projects specifically operated, restricted, and permanently maintained for affordable housing or temporary visitor accommodations. Affordable housing units, as defined in the County Code ordinance titled "Annual Population Growth Goals for Santa Cruz County" shall also be exempt from permit allocation limitations and shall, to the extent feasible, equal an average of not less than 15% of newly constructed units.

Policy 2.1.11: Annual Review of Public Services. Annually review the adequacy of public services for existing and anticipated growth when establishing the annual population growth goal and building permit allocations for the unincorporated portion of Santa Cruz County. The annual review shall include an analysis of the number of new residential units and amount of commercial development by planning area and what public services have been provided to address said development. Revised buildout projections by planning area based on General Plan amendments or rezoning approvals in the preceding year and since adoption of this General Plan shall also be provided in this annual review. If the revised buildout projection in any planning area exceeds the buildout projection for that planning area contained in the General Plan Final EIR, the Board of Supervisors shall take action to ensure that development beyond the buildout projection, in that area, will not occur without the preparation of amended Land Use Plans and/or area-wide rezoning, including all CEQA documentation, to address the additional growth.

Goal *Energy Facilities*

Objective 7.26: Electrical Distribution System

To improve the reliability and aesthetic quality of the electrical energy distribution system in order to promote public health and safety, environmental protection, and resource conservation in the operation of existing or new energy production or distribution systems.

Policy 7.26.1: Underground Lines. Require all new power line distribution systems and all services to new development to be placed underground.

Policy 7.26.2: Protecting Scenic Quality. Discourage new high-voltage overhead transmission line corridors that impinge upon the scenic quality of the County and may pose a health hazard. Consider placing existing transmission lines underground.

Policy 7.26.4: Submittal Requirements for Energy Facilities. Require that the following information be submitted as a part of any request for

amendment of the General Plan and LCP Land Use Plan to permit energy facilities:

- The location of oil and gas wells on the plot plan.
- Include the maximum consolidation of facilities including consolidation with other operators.
- Plans detailing grading required for pad and road construction.
- Contingency plan for oil and toxic substances spillage indicating the location and type of cleanup equipment available, the response time required for deployment of the equipment, and the designation of management responsibility. The information must demonstrate that the cleanup, disposition of wastes, and reporting procedures are fully adequate to provide effective containment of any spillage without significant damage to coastal resources for the maximum spillage predicted, based on weather conditions equal to 50 percent of the “worst case” weather conditions predicted.

Policy 7.26.5: Criteria for LCP Amendments for Energy Facilities. Establish the following criteria for amendments to the General Plan and LCP Land Use Plan for permitting the location of energy facilities in addition to stated LCP policies:

- Adequate infrastructure and public services are available including, but not limited to, water, sewer, fire protection, road capacity, law enforcement, and medical services.
- The use would provide full protection of sensitive habitat areas, commercial fishing, recreational and agricultural uses.
- The use would be visually compatible with and have minimum disruptions of viewsheds.
- Consistency with federal, state, and local air quality regulations.

Policy 7.26.6: Maintenance and Repair of Utility Facilities in the Coastal Zone. Allow utility repair or maintenance activities that do not result in an addition, or enlargement or expansion of the utility facility. Permits may be required where methods of repair and maintenance involve a risk of substantial adverse environmental impact, and where repair activities take place in wetland areas.

Policy 7.26.8: Reusable Energy Sources. Consider the development of municipal solar utilities and other financing mechanisms which increase public access to renewable energy sources and provide opportunities for small-scale, decentralized local facilities and controls.

Goal Public Services and Facilities

This section addresses the development timing of public services and facilities. The policies in this section are closely related to the policies relating to special districts and the Urban Services Line policies. The primary focus of this section is on the public role in providing services and the utilization of a capital improvement program. Private sector roles are incorporated into the policies and programs of the Land Use section of the General Plan and LCP Land Use Plan.

Objective 7.27: Public Services and Facilities

To promote the improvement of public services and facilities in areas already committed to development, and to spread the costs of needed services and facilities equitably among present and future residents and others who benefit.

Policy 7.27.1: Focus Public Services and Facilities within the USL. Utilize the USL as the basis for the following:

- a. Coordinating the development of public services and facilities among the various jurisdictions and special districts, and
- b. Formulating the County's Capital Improvements Program.

City of Watsonville

Policies listed below are from the Watsonville 2005 General Plan (City of Watsonville 1994).

Goal 4.7 Land Use Suitability

Ensure that the orderly development of land for the needs of the existing and projected population within the City limit and Sphere of Influence is based on the land's overall suitability, including: the accessibility of existing and proposed public facilities, services, and utilities; physical and financial constraints; and/or growth inducing impacts.

Goal 11.2 Public Services

Assure new development can be served by adequate public services and facilities.

Monterey County

Policies listed below are from the Monterey County General Plan (Monterey County 1996).

Goal 7 To Preserve the Diversity and Conserve the Extent of the County's Native Vegetation

Objective 7.1: Inventory, as feasible, the extent and acreages of the County's most threatened or limited plant communities, including coastal strand, wetland,

1 riparian, and maritime chaparral; and promote conservation of these
2 communities.

3 Policy 7.1.1: Development shall be carefully planned in, or adjacent to,
4 areas containing limited or threatened plant communities, and shall
5 provide for the conservation and maintenance of the plant communities.

6 ***Goal 9 To Conserve the Abundance and Diversity of the County's Wildlife***

7 Objective 9.1: Promote the conservation of large, continuous expanses of native
8 vegetation as the most suitable habitat for maintaining abundant and diverse
9 wildlife.

10 Policy 9.1.1: Development shall be carefully planned in areas known to
11 have particular value for wildlife and, where allowed, shall be located so
12 that the reasonable value of the habitat for wildlife is maintained.

13 Policy 9.1.2: Development shall be carefully planned in areas having high
14 value for fish and wildlife reproduction.

15 Objective 9.2: Assure quality freshwater habitats through cooperation with the
16 California Department of Fish and Game and other public and private
17 conservation organizations.

18 Policy 9.2.1: Land use practices which could result in siltation and
19 pollution of inland and marine waters shall be carefully managed in
20 order to assure a clean and productive habitat.

21 Policy 9.2.2: Projects that modify or otherwise impact inland waters and
22 waterways shall be referred to appropriate agencies for review,
23 recommendations, and appropriate conditional permits.

24 ***Goal 10 To Protect and Conserve the Quality of the Ocean and Marine Environments and to***
25 ***Provide for Reasonable Development of Marine-Related Activities***

26 Objective 10.1: Promote protection of the native plant and animal communities
27 of the Pacific Ocean along the coast of Monterey County.

28 Policy 10.1.2: Special restrictions shall be placed on activities that
29 adversely affect the County's remaining estuaries, salt marshes, sloughs,
30 and river and stream mouth areas.

31 Objective 10.3: Protect the inherent aesthetic quality, historic appeal, natural
32 equilibrium, recreational, and fishery potential of the County's shoreline.

33 Policy 10.3.1: Public access shall be provided to the shoreline, in
34 accordance with state-approved Local Coastal Programs.

1 Policy 10.3.2: The natural shoreline processes, including bluff erosion,
2 sand transport, and tidal flushing shall not be adversely altered by
3 dredging, filling, or construction of shoreline structures.

4 ***Goal 11 To Conserve Natural Habitats for Native Plant and Animal Species and to Promote***
5 ***Preservation of Rare and Endangered Plant and Animal Species***

6 Objective 11.1: Establish protective measures for areas of particular
7 environmental sensitivity or concern.

8 Policy 11.1.1: The California Native Plant Society shall be consulted and
9 appropriate measures shall be taken to protect rare and endangered plant
10 species and their habitats.

11 Policy 11.1.2: The California Department of Fish and Game shall be
12 consulted and appropriate measures shall be taken to protect Areas of
13 Special Biological Importance.

14 Policy 11.1.3: Land uses shall be carefully controlled and waste
15 discharges shall be prohibited in order to protect water quality in state
16 designated Areas of Special Biological Significance.

17 Policy 11.1.4: The outstanding features of natural areas identified by the
18 California Natural Areas Coordinating Council and the Department of
19 the Interior's Heritage Conservation and Recreation Service shall be
20 carefully managed.

21 Policy 11.1.5: The County shall support efforts to obtain and preserve
22 natural areas of particular biological, scientific, or educational interest
23 and restrict incompatible uses from encroaching upon them.

24 ***Goal 13 To Promote Efficient Energy Use***

25 Objective 13.2: Incorporate energy efficiency into land use planning.

26 Policy 13.2.1: Intensive development shall be encouraged toward existing
27 urban areas where energy expended for transportation and provision of
28 services can be minimized.

29 Policy 13.2.2: Areas of urban concentration shall provide, where possible,
30 convenient access for employment, commercial, and other activities.

31 Objective 13.3: Incorporate energy efficiency into the design and location of
32 development projects.

33 Policy 13.3.1: Lots shall be oriented so structures may maximize the
34 energy gains from solar sources and minimize energy losses where
35 possible.

Policy 13.3.2: Cluster development, at the same density, shall be favored over more scattered development on a given parcel of land, if such development can be shown to conserve energy.

Policy 13.3.3: Plans for major projects shall address opportunities for reducing energy used for transportation, including pedestrian and bicycle pathways, access to transit, and roadway design.

Goal 56 To Promote the Efficient Distribution of Public Utilities by Reserving Land Uses for Utility Sites and Access Corridors which Provide Utilities for Planned Population Centers.

Objective 56.1: Provide for adequate public utilities to planned growth areas.

Policy 56.1.1: The County shall, when planning for development, provide for utility corridor rights-of-way.

Objective 56.2: Ensure the aesthetic placement of utility lines.

Policy 56.2.1: The County shall, in accordance with the Monterey County Subdivision Ordinance, require that all new utility lines be placed underground.

Policy 56.2.2: The County shall seek to place existing utility lines underground whenever feasible.

Monterey County Local Coastal Program.

Policies listed below are from the Carmel Area Land Use Plan, which serves as one of the Local Coastal Programs for Monterey County (Monterey County 1983).

Resource Management Policies

General Policies

1. The design and siting of structures, whether residential, commercial, agricultural, or public, and the access roads thereto, shall not detract from the natural beauty of the scenic shoreline and the undeveloped ridgelines and slopes in the public viewshed.

3. New development on slopes and ridges within the public viewshed shall be sited within existing forested areas or in areas where existing topography can ensure that structures and roads will not be visible from major public viewpoints and viewing corridors. Structures shall not be sited on non-forested slopes or silhouetted ridgelines. New development in the areas of Carmel Highlands and Carmel Meadows must be carefully sited and designed to minimize visibility. In all cases, the visual continuity and natural appearance of the ridgelines shall be protected.

6. Structures shall be subordinate to and blended into the environment, using appropriate materials that maintain that effect. Where necessary, modification of plans shall be

required for siting, structural design, color, texture, building materials, access and screening.

Specific Policies

6. The existing forested corridor along Highway 1 shall be maintained as a scenic resource and natural screen for existing and new development. New development along Highway 1 shall be sufficiently set back to preserve the forested corridor effect and minimize visual impact.

10. The following siting and design control measures shall be applied to new development to ensure protection of the Carmel area's scenic resources, including shoreline and ocean views:

c. Structures located in the viewshed shall be designed so that they blend into the site and surroundings. The exterior of buildings must give the general appearance of natural materials (e.g., buildings should be of weathered wood or painted in “earth” tones). The height and bulk of buildings shall be modified as necessary to protect the viewshed.

e. Existing trees and other native vegetation should be retained to the maximum extent possible both during the construction process and after the development is completed. Landscape screening may be used wherever a moderate extension of native forested and chaparral areas is appropriate. All new landscaping must be compatible with the scenic character of the area and should retain existing shoreline and ocean views.

11 Existing power lines running along Highway 1 between Point Lobos Reserve and Malpas Creek and along San Jose Creek Beach should be re-routed out of the viewshed or placed underground. New overhead power or telephone lines will be considered only where overriding natural or physical constraints exist. Where permitted, poles will be placed in the least conspicuous locations out of public, and where possible, private view. Television antennas and ham radio facilities shall be unobtrusive. Water lines and drainage pipes should be buried or otherwise obscured by vegetation.

Environmentally Sensitive Habitats

General Policies

1. Development, including vegetation removal, excavation, grading, filling, and the construction of roads and structures, shall be avoided in critical and sensitive habitat areas, riparian corridors, wetlands, sites of known rare and endangered species of plants and animals, rookeries and major roosting and haul-out sites, and other wildlife breeding or nursery areas identified as critical. Resource-dependent uses, including nature education and research, hunting, fishing, and aquaculture, shall be allowed within environmentally sensitive habitats and only if such uses will not cause significant disruption of habitat values. Only small-scale development necessary to support the resource-dependent uses may be located in sensitive habitat areas if they can not feasibly be located elsewhere.

Wetlands are defined as lands which may be covered periodically or permanently with shallow water and include saltwater marshes, fresh water marshes, open or closed brackish water marshes, swamps, mudflats and fens.

2. Land uses adjacent to locations of environmentally sensitive habitats shall be compatible with the long-term maintenance of the resource. New land uses shall be considered compatible only where they incorporate all site planning and design features needed to prevent habitat impacts and where they do not establish a precedent for continued land development which, on a cumulative basis, could degrade the resource.

5. Where private or public development is proposed in documented or expected locations of environmentally sensitive habitats – particularly those habitats identified in General Policy No. 1 – field surveys by qualified individuals or agency shall be required in order to determine precise locations of the habitat and to recommend mitigating measures to ensure its protection. This policy applies to the entire segment except the internal portions of Carmel Woods, Hatton Fields, Carmel Point (Night heron site excluded), Odello, Carmel Meadows, and Carmel Riviera. If any habitats are found on the site or within 100 feet from the site, the required survey shall document how the proposed development complies with all the applicable habitat policies.

Archaeological Resources

General Policies

2. Whenever development is to occur in the coastal zone, the Archaeological Site Survey Office or other appropriate authority shall be contacted to determine whether the property has received an archaeological survey. If not and the parcel is in an area of high archaeological sensitivity, such a survey shall be conducted to determine if an archaeological site exists. The Archaeological Survey should describe the sensitivity of the site and recommend appropriate levels of development and mitigation consistent with the site's need for protection.

4. When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids or substantially minimize, impacts to such cultural sites. To this end, emphasis should be placed on preserving the entire site rather than on excavation of the resource, particularly where the site has potential religious significance.

Public Access

General Policies

1. Existing major access areas, shall be permanently protected for long-term public use. They shall be improved where necessary and managed properly by designated public agencies. Improvements specified in Policy 5.3.4 and pursuant to management plans (Policy 5.3.2.6) shall be required as conditions of any coastal permits (except for developments listed in Section 30212b of the Coastal Act) issued for the site containing the access.

City of Salinas

Policies listed below are from the City of Salinas General Plan (City of Salinas 1988).

Guiding Policies: Edges, Entrances, and Freeway Views

D. Design the city and Highway 101 landscaping to make Salinas interesting and attractive as seen from the highway.

Additional landscaping should consider the impact on commercial development that depends on highway visibility.

Guiding Policies: Growth Management

B. Retain in production throughout the planning period all agricultural land designated on the General Plan map.

Both Salinas and Monterey County have made the protection of prime agricultural land a cornerstone of their general plans.

Guiding Policies: Open Space for the Managed Production of Resources

B. Minimize conflicts between agricultural and urban uses.

Guiding Policies: Wildlife and Natural Vegetation

B. Protect remaining areas of native vegetation.

Guiding Policies: Historic and Archaeological Resources

A. Protect historic sites and archaeological resources for their aesthetic, scientific, educational, and cultural values.

City of Marina

Policies listed below are from the City of Marina General Plan (City of Marina 1995). This document also serves as the Local Coastal Plan.

Rare and Endangered Species

Primary habitat areas shall be protected and preserved. All development must be sited and designed so as not to significantly impact the natural functions of such habitat areas. Management and enhancement opportunities should be incorporated into use or development proposals, and potential impacts mitigated.

View Sheds

- Views of the dunes from Highway 1 and the beach shall be protected by keeping development off the primary ridgeline. Development below the ridgelines shall be limited in height and mass to blend into the face of the dunes. Generally structures should be hidden from public view where physical and habitat constraints allow. Where

1 this is not possible, structures shall be clustered and sited to be as inconspicuous as
2 possible.

3 ***Open Space Element***

4 *Scenic, Historical and Cultural Values*

- 5 • Development shall not significantly obstruct ocean views, or be sited on the primary
6 ridgeline. Development below the ridgeline should be sited to make them as
7 inconspicuous as possible.

8 ***Seismic Safety Element***

9 *General Policies*

- 10 • Critical facilities, such as major transportation links, communications and utility lines, and
11 emergency shelter facilities, should be located, designed, and operated in a manner which
12 maximizes their ability to remain functional after a great earthquake.

13 ***Scenic Highway Element***

14 *Protection and Enhancement*

- 15 • All utilities should be placed underground where feasible.

16 **City of Monterey**

17 Policies listed below are from the City of Monterey General Plan (City of Monterey 1978, 1983).

18 ***Urban Design Overview***

19 *Highway 1*

20 Policy 8 Maintain existing vistas of city, bay, and dunes.

21 *Aguaquito, Jacks Peak, and Monholland Roads*

22 Policy 19 Maintain a low-speed scenic road, and retain the informal and natural quality.

23 *Historic Buildings*

24 Policy 35 Protect and enhance the setting of historic buildings.

25 *Pedestrian Ways*

26 Policy 45 Encourage pedestrian, cyclist and possible people movers along the former
27 Southern Pacific railroad right-of-way that are safe and compatible.

28 *Residential Neighborhoods*

29 Policy 84

Approve only those improvements that are compatible with the neighborhood character. Sidewalks, curbs, gutters, street lighting, and other improvements should be reviewed for appropriateness of character and visual impact. This review should also prevent excess tree removal.

Environmental Resource Management Policies

Open Space

Policy 11 Protect open space lands and important natural areas within the city. The intent of this policy is not meet the recreational, social, safety and environmental needs of the community by protecting remaining open lands. Lands to be considered include scenic areas, significant landforms, ridgelines, wildlife habitats, watersheds, floodplains, and recreational areas.

Program 11a: Develop a long-range program to integrate existing and proposed greenbelt areas.

Important open space lands should be identified. These areas should be protected through regulations and tied in with existing parks and open lands with trails where appropriate. Greenbelts also could protect animals' migratory corridors, such as along ridgelines, canyons and drainage courses.

Program 11b: Preserve the creek drainage system in its natural state where feasible, incorporating pathways.

Program 11c: Consider development of an urban forestry program to maintain and improve tree vigor and to replace dying trees.

The city's urban forest resources consist of Monterey pine in the western and southern portions of the city, and oak woodland in the eastern portion of the city. A transition area of oak/pine lies between these two areas. These resources are important because they prevent soil erosion, provide windbreak protection, and enhance the natural beauty of the city. As urban development occurs, there are several factors that may contribute to loss of urban forests. These include not replanting areas after older trees die, introduction of exotic trees and diseases, and fire control practices, which, in the case of Monterey pines, can inhibit reseedling of pines. A program to assess the city's forests, their conditions and measures for future protection should be explored in order to ensure the future vitality of these resources.

Program 11d: Promote residential developments that retain natural features and provide usable open lands.

Clustering residences can maintain sizable areas of development in open space. Incentives such as density bonuses can be given to developers

1 who retain usable open spaces and protect natural features in their
2 development plans.

3 Program 11e: Require development of pedestrian and equestrian trails in
4 hillside developments that are part of the regional trail system.

5 *Archaeological Resources*

6 Policy 12 Preserve and protect Monterey's archaeological resources.

7 As the city continues to develop, the possibility for the destruction of
8 archaeological resources increases. They are valuable in providing information
9 about other cultures, and once disturbed or destroyed, can never be replaced.

10 Program 12a: As part of the development review process, consider
11 archaeological reconnaissance studies of developments proposed within
12 areas of archaeological sensitivity.

13 In the past, identification of archaeological resources has been a major
14 problem. A full field reconnaissance of the Monterey area has not been
15 performed. Therefore, undiscovered resources are subject to destruction
16 by new developments. Reconnaissance studies will help to identify
17 actual sites of archaeological resources.

18 Program 12b: In the event an archaeological site is discovered, require
19 adequate mitigation to preserve the site as a condition of project
20 approval.

21 Knowledge in the field of archaeology is increasing as more sites and
22 information are developed. If a site is discovered at one point in time, its
23 value may be increased later by the addition of new knowledge in
24 archaeology. It is therefore important to keep known archaeological
25 resources in place.

26 Program 12c: Protect known sites from public misuse and destruction.

27 Program 12d: Protect new sites by keeping their location confidential
28 until adequate information has been collected.

29 Public misuse or destruction of known sites has, in the past, been a
30 problem in protecting archaeological resources. Protection should be
31 provided to known areas.

32 *Land Use Element*

33 *Policy 9*

34 A regional recreational trail which will pass through the city from Seaside to Pacific Grove
35 along the former Southern Pacific railroad right-of-way is recommended for development.

City of Seaside

Policies listed below are from the City of Seaside 1995 General Plan (City of Seaside 1995).

Policy 5.1.1a Natural Features

Goal: Retain the beauty of Seaside’s natural features through open space conservation and environmentally sensitive development planning.

Policy 5.1.1b Wildlife Habitats/Endangered Species

Goal: The City shall protect its native vegetation and endangered wildlife.

Policy 5.1.1c Energy

Goal: Promote efficient energy use in the City.

Policy 5.1.1g Location And Preservation of Historic Resources

Goal: Encourage the location, identification and conservation of Seaside’s important architectural, archaeological and historic resources.

City of Sand City

Policies listed below are from the City of Sand City General Plan (City of Sand City 1984).

Vegetative Resources

Policy 21 Existing vegetation shall be subject to only minimal cutting and removal, and only when proven unavoidable. Areas of remaining natural dune vegetation that are determined geologically significant should be preserved.

Program 33 An ordinance should be adopted requiring on-site and off-site landscaping, where appropriate, as a part of future development plans. Required landscaping for development proposals should be derived through landscape planning, subject to approval by the City Council. The use of native vegetation, where feasible, is preferred in landscape programs in order that water use may be reduced.

Minerals

Policy 24 Maintenance of the Sand City coastline should be encouraged.

Program 36 Sand City should monitor the effects of sand mining upon the environment by developing a data base and examining erosional characteristics and environmental effects. If it is determined that sand mining is contributing significantly to erosion along the Sand City coastline, the City will need to explore mitigating measures. This also applies to dune mining, where the City should explore restoration plans for dune mining areas.

Coastal erosion is not as much a problem along the Monterey Peninsula as on the Santa Cruz side of Monterey Bay, but coastline erosion is a significant issue in Sand City. Since 1960 Sand City has been attempting to mitigate this erosional process by pouring cement along the coast to reduce the erosional force. The success of this measures is unknown.

Policies listed below are from the City of Sand City Local Coastal Program (City of Sand City 1982).

Archaeological Resources

Coastal Resource Management Policy 4.3.33

Designate general locations as areas of archaeological sensitivity as shown on Figure 7. Where development is proposed in these areas, require a survey by a qualified archaeologist to determine the existence and significance of any on-site archaeological resources and recommend mitigation measures. If such resources are found reasonable, site-specific mitigation measures shall be required as a condition of the development permit.

Coastal Visual Resource Policies

5.3.1

Views of Sand City's coastal zone shall be enhanced and protected through regulation of siting, design, and landscaping of all new development in the coastal zone, adjacent to Highway One (on both the east and west) in order to minimize the loss of visual resources.

5.3.3 View corridors are defined as follows:

- a) "views across" shall be protected by retaining the view corridor free of new structures. These corridors will continue to provide broad unobstructed views of the sand dunes, shoreline, Monterey Bay, and the Monterey Peninsula (southbound) or Santa Cruz Mountains (northbound);
- b) "views over development" shall be provided by limiting the maximum height of development to protect views of the sweep of beach and dunes, Monterey Bay, and the Monterey Peninsula. Each development proposed in these corridors shall include an analysis prepared by a qualified professional that demonstrates compliance with this policy, and approved developments will be required to comply with the terms of such analysis. In measuring southbound views, viewpoints shall be assumed to be from the center point of the corridor at an elevation four feet above freeway grade in the southbound traffic lane, to a point at the Coast Guard Station in Monterey. North of Tioga Avenue, approved development shall [not] intrude upon, or block, an unobstructed view of more than one-third of the linear distance across the Bay, measured as a

straight line between the freeway viewpoint and the landward edge of the Coast Guard Breakwater. South of Bay Avenue, approved development within the view corridor shall not exceed the elevations above sea level illustrated in Figure 13 (the enlarged building envelope map) in order to protect views of Monterey Bay and the distant shoreline as they currently exist in the southbound direction.

Views, Vista Points, and Siting of Development

5.3.8 In addition to view corridors designated on Figure 9, encourage new developments to incorporate view corridors from Highway One to the ocean, within project design, consistent with City standards for view corridors. Such standards for view corridors should include varied roof or building profile lines, and visual corridors through, between, and/or over buildings to the bay.

San Luis Obispo County

Policies listed below are from the San Luis Obispo County Coastal Plan Policies (County of San Luis Obispo 1995).

Policy 1 Protection of Commercial Fishing and Recreational Boating Opportunities

Commercial fishing and recreational boating shall be protected and where feasible upgraded. Commercial fishing needs shall be assigned first priority. Recreational boating facilities be designed and located to not interfere with the needs of the commercial fishing industry. [This policy shall be implemented as a standard.]

Policy 6 Resource Management System

The county will implement the Resource Management System to consider where the necessary resources exist or can be readily developed to support new land uses. Permitted public service expansions shall ensure the protection of coastal natural resources including the biological productivity of coastal waters. In the interim, where they are identified public service limitations, uses have priority under the Coastal Act shall not be precluded by the provision of those limited services to non-priority uses. [This policy shall be implemented as a standard.]

City of Morro Bay

Policies listed below are from the Morro Bay Coastal Proposed Land Use Plan of the Local Coastal Program (City of Morro Bay 1982).

Policy 1.07 Consistent with Coastal Act Section 30211, development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization. Such access shall be protected through permit conditions on permitted development, including easements dedications or continued accessway maintenance by a private or public association. Existing identified trails or other access points shall not be required to remain open, provided that

they are consolidated or relocated to provide public access on the same site and provides the same or comparable access benefits as existed before closure and meets all other applicable access and recreation policies of the Land Use Plan (LUP).

Policy 7.03 Prior to approving new developments within the bay or harbor, findings shall be made which demonstrate that as approved, the new development does not cause adverse impacts on the sensitive habitat portions of the Bay, and that adequate public services exist to support the proposed use. It must be found that new development is consistent with policies contained in the LUP and Chapter 3 Coastal Act policies. The following standards at a minimum shall be applied in project review:

(1) New development shall not encroach within any defined wetland or estuarine areas as mapped by U.S. Fish and Wildlife Service, nor shall it encroach within the protective buffer zones or these areas.

(2) Prior to City hearings or action, Development Plans or applications shall be submitted for review and comment by U.S. Fish and Wildlife Service and the California Department of Fish and Game.

(3) New development shall contain adequate safety and navigational standards to ensure compatibility with existing uses within the bay and harbor areas.

(4) New development is allocated sufficient public services (water, sewer, and roads) in accordance with the water priority allocation system established in Policy 3.02.

Policy 12.01 The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic and coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas shall be subordinate to the character of its setting.

Policy 12.07 The City has established a policy for undergrounding of utilities in connection with new development or major redevelopments. In the event that funding becomes available for the undergrounding of existing utility lines not in connection with new development or major redevelopment, priority shall be given to the undergrounding of lines in the Embarcadero and Downtown areas and entrances to the City.

City of Santa Barbara

Policies listed below are from the Santa Barbara General Plan Land Use Element (City of Santa Barbara 1964).

Goal 1 Live Within Resources

The City shall live within its resources by balancing development with available resources and maintaining the established character of the City.

Goal 2 Services and Facilities

Provide adequate public services and facilities to all the residents of the community.

Underground Utilities

Within the last decade there has been an ever-increasing public demand for underground power and communication facilities. In response to that demand, the City Council adopted an ordinance in 1964 requiring the undergrounding of utilities in new subdivisions. The reasons for adoption of the ordinance include a desire for a more attractive community, greater public safety, and increased operational efficiency of the utilities.

Policies listed below are from the City of Santa Barbara Coastal Plan (City of Santa Barbara 1994).

Policy 2.4 New development projects shall provide vertical access to the shoreline consistent with the stipulations set forth in Section 30212 of the Coastal Act.

Policy 6.1 The City, through ordinance, resolutions, and development controls, shall protect, preserve, and where feasible, restore the biotic communities designated in the City's Conservation Element of the General Plan and any future annexations to the City, consistent with PRC Section 30240.

Policy 7.1 The Harbor/Wharf complex and its associated recreational facilities shall be considered as the highest priority land use in the waterfront area.

Policy 9.3 All new development in the coastal zone shall provide underground utilities and the undergrounding of existing overhead utilities shall be considered a high priority.

Policy 12.2 New developments within the City's Waterfront Area shall be evaluated as to a project's impact upon the area's:

1. Openness;
2. Lack of Congestion;
3. Naturalness; and
4. Rhythm.

City of Manhattan Beach

Policies listed below are from the General Plan – City of Manhattan Beach (City of Manhattan Beach 1988).

Goal 1 *Maintain the Low Profile Development and Small Town Atmosphere of Manhattan Beach*

Policy 1.1: Limit the height of new development to three stories where the height limit is 30 feet or to two stories where the height limit is 26 feet, in order to protect the privacy of adjacent properties, reduce shading, protect views of the ocean, and preserve the low profile image of the community.

Policy 1.2: Require the design of all new construction to utilize notches, or balconies, or other architectural details to reduce the size and bulk.

Goal 5 *Encourage High Quality, Appropriate Private Investment in Commercial Areas of Manhattan Beach*

Policy 5.1: The City recognizes the need for a variety of commercial development types and has designated areas appropriate for each. The City shall encourage development proposals which meet the intent of these designations.

Policy 5.2: Require the separation or buffering of low density residential areas from businesses which produce noise, odors, high traffic volumes, light or glare, and parking, through the use of landscaping, setbacks, and other techniques.

Goal 7 *Protect Existing Residential Neighborhoods from the Intrusion of Inappropriate and Incompatible Uses*

Policies listed below are from the City of Manhattan Beach Local Coastal Program Phase II Land Use Plan Amendment (City of Manhattan Beach 1994).

Coastal Access Policies

Policy I.A.1: The City shall maintain the existing vertical and horizontal accessways in the Manhattan Beach Coastal Zone.

Transit Policies

Policy I.B.6: The Strand shall be maintained for non-vehicular beach access.

Commercial Development

Policy II.A.2: Preserve the predominant existing commercial building scale of one and two stories, by limiting any future development to a 2-story maximum, with a 30' height limitation as required by Sections A.04.030, and A.60.050 of Chapter 2 of the Implementation Plan.

Pacific Beach Community Plan and Local Coastal Program

Policies listed below are from the Pacific Beach Community Plan and Local Coastal Program Land Use Plan (City of San Diego 1993).

Parks and Open Spaces

Goals

- Conserve and enhance the natural amenities of the community such as its open space, topography, beach and plant life and achieve a desirable relationship between the natural and developed areas of the community, as is exemplified by Kate Sessions Park.
- Preserve significant environmental resource areas, such as the City-owned Kate Sessions Park, Rose Creek, Coastal Bluffs, and the Northern Wildlife Preserve (owned in part by the City and in part by the University of California), in their natural state.
- Improve access to beach, bay, and park areas along the shoreline to benefit residents and visitors.
- Maintain and enhance public views to the Pacific Ocean, Mission Bay, and Northern Wildlife Preserve and Kate Sessions Park.

Policies

- The planning Department, through the City Projects Review Task Force, shall review any new access (via trails, etc.) into and through Open Space areas, proposed by the Park and Recreation Department or other City Departments. Any project shall be subject to environmental analysis to ensure sensitivity to resource preservation, with designated trails that would not significantly disrupt habitat areas. The Planning Department shall seek public input before any open space is developed.
- The City shall ensure that public views as identified in this plan of the Beach, Bay, and Kate Sessions Park are retained.

Community Facilities and Services

Goals

- Improve the community's scenic views and vistas of the beach and bay through a program of undergrounding utilities and maintaining streetscapes that frame, rather than obstruct, views.
- Ensure that the development of new public facilities do not block identified public views.

Policies

- The City shall require the undergrounding of utilities for the approval of major projects in accordance with Council Policy and shall further implement the enhancement of key view corridors, identified by this plan, through underground utility districts.
- All proposals for the construction or redevelopment of public facilities shall be reviewed to ensure conformance with the City's landscape ordinance and the goals of this plan.